Notice of Preparation – July 19, 2013

To: Distribution List

Subject: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL

IMPACT REPORT

Lead Agency:

Agency Name: City of Chula Vista Street Address: 276 Fourth Avenue

City/State/Zip: Chula Vista, California 91910

Fax: (619) 409-5913

Contact: Marni Borg, Environmental Projects Manager

The City of Chula Vista publicly announces its intent to initiate preparation of an Environmental Impact Report (EIR) for the following "Project" as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code Section 21065.

The City of Chula Vista is the lead agency for this EIR. A description of the Project and an explanation of its potential environmental impacts are provided in this Notice of Preparation (NOP). The NOP may also be accessed on the City's website at www.chulavistaca.gov. Please provide your written comments including specific statutory responsibilities of your agency, as applicable. Written comments must be received at the earliest possible date, but no later than 30 days after receipt of this notice. Please send your response and the name of the contact person to: Marni Borg, at the address shown above. A public scoping meeting will be held on August 7, 2013, from 3 p.m. to 5 p.m., at 276 Fourth Avenue (Building C, Room B129), Chula Vista, California 91910.

Project Title: Environmental Impact Report for the Otay Ranch University

Villages Project

Project City of Chula Vista, within the County of San Diego, California.

Location:

Project
Description:

This Project proposes 6,897 homes and associated village land uses on approximately 755 acres and includes roughly 620 acres of Open Space Preserve for a total Project area of approximately 1,375 acres. Implementation of the Project requires Chula Vista General Plan Amendments, a Chula Vista Multiple Species Conservation Program Boundary Adjustment, Otay Ranch General Development Plan Amendments, and Otay Ranch Resource Management Plan Boundary Adjustment. This application also proposes an amendment to the Sectional Planning Area (SPA) Plan for Otay Ranch Villages 2, 3, and a portion of 4 adopted by the Chula Vista City Council on June 4, 2006, as amended. Three SPA plans are proposed: an Otay Ranch Village 3 North and a Portion of Village 4 SPA Plan, an Otay Ranch Village 8 East SPA Plan, and Otay Ranch Village 8 East, and Village 10 are also proposed.

Date:

July 19, 2013

Marni Borg

Environmental Projects Manager

(619) 409-5913

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE OTAY RANCH UNIVERSITY VILLAGES PROJECT

PROJECT LOCATION

The proposed University Villages project (proposed project) is located within Otay Ranch in the City of Chula Vista, California, approximately 3.5 miles east of downtown Chula Vista and 13 miles southeast of downtown San Diego (*Figure 1 – Regional Location*). Regional access to the project area is from State Route 125 (SR-125), which runs adjacent to a portion of the project area, and Interstate 805, which is approximately 1.75 miles to the west.

The University Villages project area occupies approximately 1,375 acres comprised of Village 3 North and a Portion of Village 4, Village 8 East, and Village 10 within the Otay Valley Parcel of the Otay Ranch General Development Plan (GDP) (*Figure 2 – Vicinity Map*). In addition, the proposed project includes several off-site improvement areas, totaling approximately 185 acres.

PROJECT SETTING AND BACKGROUND

The University Villages project area is within the 23,000-acre Otay Ranch master-planned community located in the eastern portion of the City of Chula Vista. Otay Ranch includes a full range of land uses including residential, commercial, retail, and business park development with supporting civic and public uses such as libraries, parks, schools, as well as an approximately 11,375-acre open space preserve system. Historically, the project area has been used for ranching, grazing, dry farming, and truck farming activities. The project area is currently vacant and is generally comprised of gently sloping terrain covered with primarily non-native grasslands crossed by dirt roads and old cattle trails.

Due to the size and complexity of Otay Ranch, both the planning and environmental documentation for the specific planning areas or villages have been tiered. The first tier of planning and environmental analysis included the Otay Ranch General Development Plan (GDP)/Subregional Plan (SRP) and a Program Environmental Impact Report (EIR #90-01; SCH #89010154), which were adopted by the Chula Vista City Council and the San Diego County Board of Supervisors on October 28, 1993. The Otay Ranch GDP was most recently amended on February 26, 2013 with approval of the City of Chula Vista General Plan Amendment (GPA #01-03) and Otay Ranch GDP Amendment (PCM #09-11) and associated Supplemental EIR (SEIR #09-01). As specific villages and planning areas are proposed for development, second-tier documentation is required for more precise or project-level planning and project-specific environmental documentation. The Village 3 North and Portion of Village 4, Village 8 East and Village 10 SPA Plans and associated EIR are second-tier documents.

The entire project area is located within the Planned Community Zone (P-C). Preparation of a Sectional Planning Area (SPA) Plan (and accompanying plans and documents) is the standard implementing step required by Title 19, Zoning, of the Chula Vista Municipal Code for the P-C Zone.

PROJECT DESCRIPTION

This proposed project would allow 6,897 homes and associated village land uses on approximately 755 acres and includes roughly 620 acres of Open Space Preserve for a total Project area of approximately 1,375 acres. Implementation of the proposed project requires Chula Vista General Plan Amendments, a Chula Vista Multi-Species Conservation Plan (MSCP) Boundary Adjustment, Otay Ranch GDP Amendments, and an Otay Ranch Resource Management Plan (RMP) Boundary Adjustment. This application also proposes an amendment to the SPA Plan for Otay Ranch Villages 2, 3, and a portion of 4, adopted by the Chula Vista City Council on June 4, 2006, as amended. Three SPA plans are proposed: Otay Ranch Village 3 North and a Portion of Village 4 SPA Plan, Otay Ranch Village 8 East SPA Plan, and Otay Ranch Village 10 SPA Plan. Three tentative maps are also proposed: Village 3 North and a Portion of Village 8 East, and Village 10.

The village design is intended to provide balanced and diverse land uses, environmentally sensitive development, and multi-modal transportation and pedestrian orientation, creating a "sense of place" for village residents. The specific development programs for each of the villages included in the proposed project are described in detail below in *Tables 1 - 3*, and an overview of the proposed land uses are provided in *Table 4*.

Project Objectives

- Implement the goals, objectives and policies of the Chula Vista General Plan, Otay Ranch GDP, Otay Ranch Phase 1 and Phase 2 Resource Management Plan, Otay Ranch Facility Implementation Plan, Otay Ranch Village Phasing Plan and Otay Ranch Service/Revenue Plan;
- Provide a wide variety of housing options, including affordable housing, to City residents, future students and faculty of the planned four year university and employees of the Regional Technology Park;
- Implement the City of Chula Vista's Growth Management Ordinance to ensure that public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefiting from, the improvements;
- Foster development patterns which promote orderly growth and prevent urban sprawl through comprehensively planning Villages 3 North, 8 East and 10 simultaneously;
- Develop, maintain and enhance a sense of community identity which adds to the creation of a unique Otay Ranch image that differentiates Otay Ranch from other communities;
- Accentuate the relationship of the land use plan with its natural setting and the physical character of the region, and promote effective management of natural resources by concentrating development into less sensitive areas while preserving large contiguous open space areas with sensitive resources;
- Establish multi-use trail linkages to the Chula Vista Greenbelt, consistent with the Chula Vista Greenbelt Master Plan;

- Add to the creation of a unique Otay Ranch image that differentiates Otay Ranch from other communities;
- Wisely manage limited natural resources; and
- Establish a land use and facility plan that assures the economic viability of the SPA Plan areas in consideration of existing and anticipated economic conditions.

Proposed Development Plan

Village 3 North and a Portion of Village 4

The Village 3 North SPA Plan area comprises approximately 250 acres within Otay Ranch Village 3 as identified in the GDP and roughly 212 acres of Open Space. The GDP describes Village 3 as "[providing] a transition from the existing industrial area to Otay Ranch residential villages." Village 3 North was previously included as part of the Village Two, Three and Portion of Village 4 SPA Plan, [EIR #02-02; SCH # 2003091012; SPA] which proposed development of Village 3 consistent with the industrial land use contemplated in the GDP. The Village 3 North SPA Plan would refine and implement the land use plans, goals, objectives and policies of the Otay Ranch GDP for the Village 3 North portion of Village 3.

The Village 4 SPA Plan area comprises 29.7 acres within Otay Ranch Village 4. The GDP describes Village 4 as "a Community Park and single family homes around Rock Mountain," which will "contain a greater proportion of low density development and open space." The area of Village 4 to the north of the project area was part of the Village Two, Three and Portion of Village 4 SPA Plan and was dedicated to the City for Community Park purposes.

Project Objectives

The objectives of the SPA Plan for Village 3 North and a Portion of Village 4 are to:

- Develop a Business Park within Village 3 North that provides a strong employment base for Village 3 North residents and supports the economic development goals of the Chula Vista General Plan.
- Develop Mixed Use Office/Commercial uses within the Village 3 North core area that provide a strong employment base for Village 3 North residents and meet the commercial/retail needs of the village and surrounding villages.
- Establish an urban pedestrian-oriented village with a village core designed to reduce reliance on the automobile and promote multi-modal transportation, including walking and the use of bicycles, buses and regional transit.
- Promote synergistic uses between Village 3 North and adjacent Village 2 by providing pedestrian/trail connections and complementary land uses to balance housing, activities, services and facilities.

Land Use

The proposed Village 3 North land use plan, shown in *Figure 3a*, creates a pedestrian-oriented urban village containing approximately 1,597 homes. Village 3 North contains a mixed use village core with approximately 20,000 square-feet of commercial/retail uses surrounded by multi-family attached and detached neighborhoods. A total of 1,002 single family and 595 multi-family dwelling units are provided in Village 3 North, for a total projected population of 5,126 persons. Village 3 North also includes an elementary school and neighborhood park site. Small recreation sites (Private Open Space (P-OS) and Community Purpose Facility (CPF)) extend recreational opportunities into residential neighborhoods, enhancing the walkability of the village. Approximately 28.5 acres immediately south of the landfill remain Limited Industrial. 6.5 acres of Office uses are located just east of Heritage Road and an 8.6 acre Mixed Use Office/Commercial site is just south of Heritage Road providing job-producing uses proximate to the Village 3 North neighborhoods. 2.6-acres of CPF uses are also included within the Mixed Use Office/Commercial site for non-profit headquarters or other community-serving uses.

The proposed mix of residential land use designations for Village 3 North includes Residential Low-Medium (LM), Residential Medium (M), and Mixed Use Residential (MU-R). Non-residential land use designations include Parks and Recreation (P), Public/Quasi Public (P/QP), Open Space (OS), Open Space Preserve (OS/P), Office (O), and Light Industrial (LI).

The portion of Village 4 included in the project includes 29.7 acres, of which 17.8-acres remain Community Park (P), 8.6 acres (the "finger") remain designated Open Space, and 3.3 acres previously identified as Open Space are re-designated Open Space Preserve. Overall, Village 3 North and a Portion of Village 4 includes 155.2 acres designated Open Space Preserve.

Table 1
Proposed Village 3 North and a Portion of Village 4 Land Uses

Land Use	Acres	Commercial Square Footage	Residential Dwelling Units	Population*
Single Family Residential	114.7	oqualo i ootago	1,002	3,216
Multi-Family Residential	12.3		515	1,653
Mixed Use Residential/Comm.	2.1	20,000	80	257
Mixed Use Office/Comm.	6.0			
Industrial	28.5			
Office	6.5			
Parks	25.7			
School	8.3			
Community Purpose Facilities	4.2			
Private Open Space	2.3			
Open Space	35.7			
Preserve	155.2			
Circulation	34.5			
Subtotal	436.0	20,000	1,597	5,126

^{*}Population estimates based on 3.21 persons per residential unit.

Village 8 East

The Village 8 East SPA Plan area comprises approximately 324 acres of Village 8 as identified in the GDP and roughly 252 acres of Open Space. The GDP describes Village 8 as "an Urban Village." Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. This Village 8 East SPA Plan would refine and implement the land use plans, goals, objectives and policies of the Otay Ranch GDP for the eastern portion of Village 8.

Project Objectives

The objectives of the SPA Plan for Village 8 East are to:

- Establish an urban pedestrian-oriented village with a village core designed to reduce reliance on the automobile and promote multi-modal transportation, including walking and the use of bicycles, buses and regional transit.
- Promote synergistic uses between Village 8 East and Village 8 West, the Eastern Urban Center and the University/Regional Technology Park to balance activities, services and facilities with employment, housing, transit and commercial opportunities.
- Develop, maintain and enhance a sense of community identity which complements the Village 8 West Town Center and surrounding land uses.
- Implement the Otay Valley Regional Park Concept Plan within the SPA boundary through the planning and provision of portions of the City's Greenbelt trail network and active recreation area.

Land Use

The proposed Village 8 East land use plan, shown in *Figure 3b*, creates a pedestrian-oriented urban village containing approximately 3,560 homes on approximately 324 acres. The activity center for Village 8 East is the centrally located village core, which contains a mixed use residential component with approximately 20,000 square-feet of commercial/retail uses, an elementary school site, a CPF site and a neighborhood park. A total of 2,597 multi-family dwelling units and 963 single family dwelling units are included in Village 8 East, generating a total population of approximately 11,428 persons.

The proposed mix of residential land use designations for Village 8 East includes Residential Medium (M), and Mixed Use Residential (MU-R). Consistent with the village planning concept, higher density residential development is located in the village core with decreasing densities and single family detached homes toward the perimeter of the village.

Non-residential land use designations include Parks and Recreation (P), Public/Quasi Public, Open Space (OS), and Open Space Preserve (OS/P). Small private recreation sites (CPF and Private Open Space (P-OS)) extend recreational opportunities into residential neighborhoods and provide focal points outside the village core.

South of the village, the project includes a planned 51.5-acre active recreation park. The park is planned on an area designated for Active Recreation by the MSCP and identified as Recreation Area 11 by the Otay Valley Regional Park (OVRP) Concept Plan. The Chula Vista General Plan identifies this site as Open Space-Active Recreation and the Otay Ranch GDP designates this site as Recreation (Planning Area 20).

Village 8 East includes 252.2 acres designated Open Space Preserve to the south and southwest of the village.

Village 8 East includes two development scenarios in neighborhoods R-11a and R-12a which provide greater flexibility to respond to the possibility of changing market conditions through the build-out of the village. These neighborhoods may be developed with either 103 single family units or up to 356 multi-family units; however, under either development scenario, the overall village will not exceed 3,560 units. Under the multi-family scenario, up to 253 units would be transferred from other multi-family sites in the village to the R-11a and R-12a neighborhoods.

The Village 8 East SPA Plan includes a proposed elementary school site, which may be changed to multi-family (RM-1) with allowable densities of 11.0 to 18.0 dwelling units per acre if the site is not used by the school district.

Table 2
Proposed Village 8 East Land Uses

		Commercial Square	Residential Dwelling	
Land Use	Acres	Footage	Units	Population*
Single Family Residential	119.0		963	3,091
Multi-Family Residential	46.2		2,157	6,924
Mixed Use Residential/Comm.	9.6	20,000	440	1,413
Parks/Active Recreation	58.8			
School	10.8			
Community Purpose Facilities	4.2			
Open Space/Active Rec	33.6			
Preserve	252.2			
Circulation	31.1			
Other (SR-125 ROW, Lot 4)	10.7			
Subtotal	576.2	20,000	3,560	11,428

^{*}Population estimates based on 3.21 persons per residential unit.

Under the optional development scenario, the only difference to the above table would be as follows:

Land Use	Acres	Commercial Square Footage	Residential Dwelling Units	Population*
Single Family Residential	105.8		860	2,761
Multi-Family Residential	59.4		2,260	7,255

^{*}Population estimates based on 3.21 persons per residential unit.

Village 10

The Village 10 SPA Plan area comprises approximately 151 acres of the southeastern portion of Otay Ranch Village 9 and southern portion of Village 10 as identified in the GDP and roughly 156 acres of Open Space. The GDP designates a primary and secondary land use for the Village 10 SPA Plan area. The primary land use is University. The secondary land use is a residential village. The Village 10 SPA Plan would refine and implement the land use plans, goals, objectives and policies of the Otay Ranch GDP for Village 10, while establishing the boundaries for the University and RTP.

Project Objectives

The objectives of the SPA Plan for Village 10 are to:

- Establish a pedestrian oriented urban village within the University Planning Area designed to complement and support the University land uses, reduce reliance on the automobile and promote multi-modal transportation, including walking and the use of bicycles, buses and regional transit.
- Promote synergistic uses between Village 10 and Village 9 and the University to balance employment, retail and educational activities, as well as services, housing and public facilities.
- Develop, maintain and enhance a sense of community identity that complements the University and Village 9 Town Center.

Land Use

The proposed Village 10 land use plan, shown in Figure 3c, creates a pedestrian-oriented urban village containing 1,740 homes and other village-associated land uses on approximately 363 acres. Village 10 is a complimentary village to the planned Village 9 Town Center and future University and Regional Technology Park site. The village core area contains higher density multifamily homes, an elementary school site, a CPF site and a neighborhood park, located along the northern village edge, providing a transition area between future University land uses and the lower-density residential land uses to the south.

A total of 1,049 multi-family units are located in a linear village core. The lower-density residential areas south of the village core provide a total of 691 single family units. The total population of Village 10 is approximately 5,585 persons. The proposed mix of residential land use designations for Village 10 includes Residential Medium (M) and Urban Residential (UR).

Private recreational sites (CPF and Private Open Space (P-OS)) are distributed throughout the residential neighborhoods to the south of the village core and connected to the core along a network of Promenade Streets.

Village 10 includes 212.7 acres designated Open Space Preserve to the south and southeast of the village.

Table 3
Proposed Village 10 Land Uses

Land Use	Acres	Residential Dwelling Units	Population*
Single Family Residential	74.8	691	
Multi-Family Residential	21.5	1,049	
Parks	7.6		
School	9.2		
Community Purpose Facilities	4.3		
Private Open Space	.7		
Open Space	16.5		
Preserve	212.7		
Circulation	16.1		
Subtotal	363.4	1,740	5,585

^{*}Population estimates based on 3.21 persons per residential unit.

Table 4
Overall Project Land Uses

Land Use	Acres	Commercial Square Footage*	Residential Dwelling Units*	Population**
Single Family Residential	308.5		2,649	8,503
Multi-Family Residential	80.0		3,728	11,967
Mixed Use Residential/Comm.	11.7	40,000	520	1,669
Mixed Use Office/Comm.	6			
Industrial	28.5			
Office	6.5			
Parks	92.1			
School	28.3			
Community Purpose Facilities	12.7			
Private Open Space	3.0			
Active Recreation	22.6			
Open Space	63.2			
Preserve	620.1			
Circulation	81.7			
Other	10.7			
Total	1,375.6	40,000	6,897	22,139

^{*} Final land uses/number of units may be adjusted. However, the overall totals will not be exceeded.

Off-Site Improvements

The proposed project includes several off-site improvements required to provide adequate circulation and public utilities to the project site. The off-site improvements, shown on Figure 4, total approximately 185 acres.

^{**}Population estimates based on 3.21 persons per residential unit.

Project Phasing

Construction of Village 3 North is anticipated to begin in late 2014 and be complete in 2018. Generally, Village 3 North is expected to phase from northwest to southeast.

Construction of Village 8 East is anticipated to begin in early 2016 and be complete in 2024. Generally, Village 8 East is expected to phase from north to south.

Lastly, construction of Village 10 is anticipated to begin in mid-2023 and be complete in 2029. Generally, Village 10 is expected to phase from north to south.

Tentative Map

Three TMs are proposed for the SPA Plan areas concurrently with the SPA Plans. The TMs would address subdivision of the sites, street standards, and infrastructure. They would also address provisions for underground encroachment into the right-of-way, off-site streets and grading required to implement the subdivision.

Grading

Village 3 North and Portion of 4

The proposed raw grading quantity for Village 3 North and a Portion of Village 4 is approximately 5,405,000 cubic yards of cut and fill that balances on each of the two separate land areas. A maximum of 15 acres will be graded on any given day.

Village 8 East

The proposed raw grading quantity for Village 8 East is approximately 4,855,000 cubic yards of balanced cut and fill. A maximum of 15 acres will be graded on any given day. The grading of the active recreation parcel also balances onsite.

Village 10

The proposed raw grading quantity for Village 10 is approximately 3,400,000 cubic yards of balanced cut and fill that balances on site. A maximum of 15 acres will be graded on any given day. In addition, 650,000 cubic yards of grading on the adjacent University property is required for the construction of two off-site roads, Discovery Falls Drive and EastLake Parkway/University Drive.

Actions/Approvals

The following actions call for the exercise of judgment in deciding whether to approve or how to carry out a project. The following discretionary actions are associated with the proposed University Villages project and will be considered by the Chula Vista Planning Commission and City Council:

Chula Vista General Plan Amendments

The following lists the proposed amendments to the Chula Vista General Plan required to implement the proposed land plans. In addition to amendments listed below, there may be policy revisions proposed to guide the future development of the villages.

Land Use Changes

The Adopted Chula Vista General Plan Land Uses for the Project Area are shown in *Figure 5a*. The project proposes to amend the land uses identified on the General Plan Land Use Map in Villages 3 North, a Portion of Village 4, Village 8 East, and Village 10. The proposed amendments result in the following land use changes for each village (*see Figure 5b*):

Village 3 North

Village 3 North converts land uses from their existing use as Limited Industrial to the following: Residential Low-Medium, Residential Medium, Mixed Use Residential; Parks and Recreation, Public and Quasi Public, Open Space, Open Space Preserve, Mixed Use Commercial, and Professional and Office.

Portion of Village 4

The Portion of Village 4 converts a portion (3.3 acres) of the area designated as Open Space to Open Space Preserve.

Village 8 East

Village 8 East maintains the following existing land uses: Residential Medium, Residential Mixed Use; Public and Quasi Public, Parks and Recreation, and Open Space and converts Residential Medium High to Residential Medium.

Village 10

Village 10 converts land uses from their existing uses as Public and Quasi Public to: Residential Medium, Urban Residential, Parks and Recreation, and Open Space.

Circulation Plan Changes

The project proposes to change portions of the adopted Circulation Plan–East. These amendments will allow the Circulation Plan to be consistent with proposed land use changes and include the following:

- Eliminate the Otay Valley Road/SR-125 freeway interchange (remains DAR only).
- Add Discovery Falls Drive as a Four Lane Major from Hunte Parkway south, transitioning to a Class II Collector south of High Tech High School.

- Rename EastLake Parkway as University Drive south of Hunte Parkway and reclassify University Drive from a Four Lane Major to a Class II Collector between Hunte Parkway and Discovery Falls.
- Reclassify Otay Valley Road from a Four Lane Major to a Class II Collector east of Street "B" in Village 9.

Otay Ranch GDP Amendments

The following lists the proposed amendments to the Otay Ranch GDP required to implement the proposed land plans. In addition to amendments listed below, there may be policy revisions proposed to guide the future development of the villages.

Land Use Changes

The Adopted Otay Ranch GDP Land Uses for the Project Area are shown in *Figure 6a*. The project proposes to amend the land uses identified on the Otay Ranch GDP Land Use Map in Villages 3 North, a Portion of Village 4, Village 8 East, and Village 10. The proposed amendments result in the following land use changes for each village (*see Figure 6b*):

Village 3 North

Village 3 North converts land uses from their existing use as Industrial to the following: Low-Medium Village Residential (LMV), Medium Residential (M), Mixed Use (MU), Community Park/Park (P), and Open Space (OS).

Portion of Village 4

The Portion of Village 4 adjusts a portion of the area designated as Open Space.

Village 8 East

Village 8 East maintains the following land uses: Mixed Use; Community Park/Park, and Open Space, and converts Medium High Residential to Medium Residential.

Village 10

Village 10 converts land uses from their existing primary uses as University to the following: Medium Residential, Mixed Use, Community Park/Park, and Open Space.

<u>Circulation Plan Changes</u>

The project proposes to change portions of the adopted Otay Ranch Circulation Plan. These amendments will allow the Circulation Plan to be consistent with proposed land use changes and include the following:

- Eliminate the Otay Valley Road/SR-125 interchange (remains DAR only).
- Add Discovery Falls as a Four Lane Major from Hunte Parkway south, transitioning to a Class II Collector south of High Tech High School.

- Rename EastLake Parkway as University Drive south of Hunte Parkway and reclassify University Drive from a Four Lane Major to a Class II Collector between Hunte Parkway and Discovery Falls.
- Reclassify Otay Valley Road from a Four Lane Major to a Class II Collector east Street "B" in Village 9.

Other amendments to the Otay Ranch GDP include the following:

- Establish revised village/planning area boundaries for Villages 3 North, Village 8 East, Village 9, Village 10 and the University/RTP Planning Area.
- Eliminate the requirement to provide an average 75-foot landscape buffer along Otay Valley Road through Village 8 East and Village 10 due to the change in character of the road and surrounding village development.

Chula Vista MSCP Subarea Plan Boundary Adjustment

The proposed project results in an adjustment to the boundaries of the Chula Vista MSCP Preserve as identified in the MSCP Subarea Plan. Specifically, the project proposes to develop approximately 5.1 acres adjacent to Village 3 North, 1.3 acres adjacent to Village 10, and roughly 40.9 acres adjacent to the University site previously identified as Preserve. The project proposes to designate 4.3 acres in Villages 3 North and a Portion of Village 4 and 50.7 acres on the east side of Salt Creek, previously identified as Development by the MSCP, to Preserve. The result is an overall increase of approximately 7.7 acres of MSCP Preserve land (see *Figure 7*).

Otay Ranch Resource Management Plan

The proposed project results in an adjustment to the boundaries of the Otay Ranch Preserve as identified in the Otay Ranch RMP. Specifically, the project proposes to develop approximately 5.1 acres adjacent to Village 3 North and 1.3 acres adjacent to Village 10, and 40.9 acres adjacent to the future University/RTP site, previously identified as Preserve. The project proposes to designate 4.3 acres in Villages 3 North and a Portion of Village 4 and 50.7 acres on the east side of Salt Creek which were previously identified for development by the GDP and RMP to Preserve, resulting in an overall increase of about 7.7 acres of Preserve land.

SPA Plan Amendment and Adoption of SPA Plans

The proposed project would require the approval of a SPA Plan Amendment for Villages Two, Three and a Portion of Four, and the adoption of three SPA Plans: Village 3 North and a Portion of Village 4, Village 8 East, and Village 10. The SPA Plans include the following components:

- Air Quality Improvement Plan
- Water Conservation Plan
- Energy Conservation Plan
- Preserve Edge Plan

- Fire Protection Plan
- Agricultural Plan
- Affordable Housing Plan
- Emergency Disaster Plan
- Parks, Recreation and Open Space Master Plan
- Public Facilities Finance Plan

Tentative Maps

The project proposes three Tentative Maps (TMs): Village 3 North and a Portion of Village 4, Village 8 East, and Village 10, concurrent with the aforementioned actions. The TMs establish the layout of land uses, developable and open space lots, and infrastructure requirements for each village.

Development Agreements

The project proposes amendments to two existing Development Agreements which cover different portions of the SPA Plan areas. The amendments to the Development Agreements ensure the proposed project is covered under the agreements, identify the appropriate Growth Management program for the proposed project and extend the terms of the Development Agreements.

EIR CONTENTS

Potential Environmental Effects of the Project

The City has determined that the project may cause significant adverse environmental effects and potentially significant indirect, direct, and cumulative environmental effects. An EIR is, therefore, required to comply with CEQA Guidelines Sections 15060 and 15081.

In accordance with the CEQA Guidelines and the City's Environmental Procedures, for each environmental issue addressed in the EIR, the environmental impact analysis will describe the environmental setting of the project, identify potential environmental impacts of implementation of the proposed project, address the significance of potential impacts, summarize the impacts prior to mitigation, identify mitigation measures to address potentially significant environmental impacts, and determine the significance of impacts after mitigation.

The scope of the EIR for the project will be based in part on comments received in response to this NOP and public input received during the public scoping meeting. The EIR will address each of the environmental issues summarized herein. A mitigation monitoring and reporting program will be prepared to document implementation of the required mitigation measures. For each mitigation measure, the timing of implementation will be identified and tied to a specific project action. Responsible parties will be identified to implement and monitor the satisfaction of each mitigation measure. The following environmental issues will be analyzed in the EIR:

Landform Alteration/Aesthetics

The proposed project would alter the visual character of the SPA Plan areas from undeveloped, rolling hills that are traversed by drainages, to an urban environment. It is anticipated that a significant amount of earthwork will be required to establish buildable pads. At a minimum, the EIR shall describe relevant regulations, policies and guidelines governing views and aesthetic considerations. As applicable, provisions of view ordinances, design guidelines, and general plan and scenic highway plans will be summarized. Public views of the site particularly from scenic roads and other public vantage points shall be described using current photographs. On-site and nearby off-site scenic resources shall be identified. Using photo simulations, the analysis shall assess the impact to existing topography and site character from the proposed grading and development of the site with potentially multi-story residential, commercial, industrial and community purpose facilities. The impact analysis shall determine whether the proposed project would significantly impact a scenic vista or visual feature or preclude the ability of the public to view a significant visual feature.

Agriculture and Forestry Resources

This section of the EIR will analyze impacts to agricultural resources resulting from the proposed project. This will include a review of the City of Chula Vista General Plan and other documents to identify the significance of these on-site resources. The agricultural analysis will characterize the existing project setting as it pertains to agricultural resources, including any historical farming practices on the property and the project site's farmland suitability based on the categories established by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP). The analysis would be focused on consistency with the goals established in the Chula Vista General Plan and the Otay Ranch General Development Plan. This section will discuss the SPA's Agricultural Plan.

Air Quality

This section of the EIR shall describe the existing air quality in the San Diego Air Basin (SDAB) in the vicinity of the project site and list relevant policies that relate to air quality in the SDAB, and identify potential short-term and long-term air quality impacts from implementation of the proposed project. The air quality technical report will be included in the EIR as an appendix. Due to the proximity of Village 8 East to SR-125 and Village 3 North to the Otay Landfill, and in accordance with General Plan Policy EE 6.10, Health Risk Assessments will also be prepared.

Biological Resources

This section of the EIR will address the potential direct and indirect impacts of the project on sensitive biological resources. The evaluation will be based on project-specific biological resources investigations as well as regional documentation of biological resources. Recent biological resource surveys have been conducted for the site. In addition, project vicinity and regional biological resources information (i.e., MSCP) will be reviewed for the study area. The analysis will also include an analysis of the project's compliance with the City's MSCP and

RMP. A Biological Resources Technical Report shall be prepared for all areas of potential effect of the proposed project and will be included as an appendix to the EIR.

Cultural Resources

This section of the EIR will address the project's potential impacts to cultural resources. Proposed site grading and other construction activities have the potential to impact unknown resources. This will be discussed in detail in the EIR. A Cultural Resources Technical Report shall be prepared for all areas of potential effect of the proposed project and will be included as an appendix to the EIR.

Geology and Soils

A geotechnical report(s) will be prepared that evaluates geology and soils issues related to soils suitability, and the potential for adverse geotechnical condition, such as slope stability and seismic risks. The findings of the report will be included in the EIR and the technical report will be appended to the EIR.

Greenhouse Gas Emissions

The EIR will address global climate change (GCC) and greenhouse gas (GHG) emissions related to the project. The primary effect of global climate change has been a rise in average global tropospheric temperature. Changes to the global climate system and ecosystems resulting from global climate change would include, but would not be limited to, rising sea levels, changes in weather patterns and associated impacts (wildfires, drought, cyclones, etc.), decline in snowpack, and increased potential for erosion due to sea level rise. In calculating Greenhouse Gas (GHG) emissions associated with the proposed project, this section shall address emissions sources including, but not limited to, transportation, electricity, natural gas, water use, solid waste, and construction. GHG emissions will be quantified in the air quality technical report, which will be appended to the EIR.

Hazards and Hazardous Materials

This section of the EIR will address risk of upset, hazardous emissions, proximity to airports and the potential interference with emergency response plans. An environmental site assessment will be prepared that identifies known and/or potential hazardous materials within the project site. As part of this assessment, a radius study will be prepared in accordance with American Society for Testing and Materials (ASTM) Standard E 1527-05. The radius study consists of a computerized database search of regulatory agency records to determine whether there are currently, or were previously, any reports of hazardous materials contamination or usage at the site or contamination at other sites within the search radius. In addition, the assessment will include a discussion of the proximity of Village 10 to Brown Field, which is a designated Formerly Used Defense Site (FUDS). The environmental site assessment shall be included as an appendix to the EIR.

Hydrology and Water Quality

This section of the EIR will evaluate the potential impacts of the project on hydrology and water quality. The EIR will address potential hydrology and water quality issues related to increases in impervious surfaces and effects on groundwater recharge, changes in runoff patterns, quality of urban runoff, and storm drain capacity. Impacts to hydrology and water quality will be analyzed based on a water quality technical report which will be appended to the EIR.

Land Use, Planning, and Zoning

This section will address consistency with adopted land use plans and policies, compatibility of the project with existing adjacent and planned land uses, and community character. Compatibility issues may arise from visual impacts, community character, agricultural resources, noise, lighting and traffic. The analysis will describe and map existing land use and zoning for the site and surrounding areas and will summarize applicable local, regional, state and federal plans, policies, regulations and guidelines. The analysis will discuss land use compatibility associated with past and present site activities and adjacent existing and planned land uses, and it will evaluate the project's consistency with applicable local, regional, state or federal land use policies and programs. This section shall also evaluate conformance with existing regional and local planning efforts as well as determine whether the project would maintain and enhance character in the project vicinity in relation to structures and dynamics of established communities.

Mineral Resources

This section of the EIR will evaluate potential impacts to locally or regionally significant mineral resources. Impacts will be analyzed based on the Chula Vista General Plan EIR.

Noise

This section of the EIR will identify on and offsite, stationary and mobile noise sources and noise-sensitive land uses. The analysis will quantify the project's potential to increase noise levels above the baseline ambient noise condition. The analysis will also address compliance with the noise policies and standards identified in the City's General Plan. Noise impacts will be analyzed based on an acoustical assessment report that will be appended to the EIR.

Paleontological Resources

This section of the EIR will address the project's potential impacts to paleontological resources. Proposed site grading and other construction activities have the potential to impact unknown resources. A Paleontological Resources Technical Report will be prepared and will be appended to the EIR.

Population and Housing

The EIR will evaluate the project's impacts on population and projected housing both within Chula Vista and the region. Population projections will be based on housing unit type and anticipated occupancy. SANDAG shall be consulted on regional population and growth projections, and the data collected shall be used as a basis for determining potential impacts. The analysis will also include a discussion of non-residential uses and any potential they may have to indirectly affect population and housing needs. The discussion of housing and population issues shall focus on (1) population growth, which is primarily a "growth inducing impact," (2) displacement of existing housing and (3) displacement of people.

Public Services and Utilities

This section of the EIR shall evaluate potential impacts on public services and utilities. Local service providers will be consulted for current information. The findings of relevant approved planning documents and master plans will be summarized in order to adequately identify existing services and infrastructure and evaluate the potential for impacts to fire protection (including EMS), police services, library services, schools, recreational resources (parks, recreation and open space), water, sewer, solid waste disposal, energy (gas and electricity), and telephone and cable services. The analysis in this section will focus on the potential increased demand on services based on City-approved standards and measures. The analyses shall also address conformance with applicable adopted plans and policies, as may be amended from time to time.

Transportation, Circulation, and Traffic

A traffic report will be prepared to assess potential traffic and circulation impacts resulting from the project. This section of the EIR shall address compliance with the traffic and circulation policies and standards identified in the Chula Vista General Plan EIR. A Traffic Impact Assessment will be prepared and will be appended to the EIR.

Alternatives

The EIR will consider a range of project alternatives that may eliminate or reduce significant, adverse environmental impacts to a level of less than significant. CEQA requires the No Project Alternative to be analyzed in an EIR. For each alternative, the EIR will provide a description of the alternative, consideration of the alternative's feasibility, and a comparative analysis of the environmental impacts of the alternative versus the impacts as a result of the project. In addition, a discussion of other alternatives that were considered and supporting rationale indicating why they were determined infeasible will be provided.

Other Environmental Considerations

Other environmental considerations that will be in the EIR include: Cumulative Impacts associated with related past, present and reasonably foreseeable future projects; Significant Environmental Effects Which Cannot be Avoided; Significant Irreversible Environmental Changes; Growth-Inducing Impacts; and Effects Found Not to be Significant.

LIST OF AGENCIES, ORGANIZATIONS, AND INDIVIDUALS TO RECEIVE THIS NOTICE OF PREPARATION

Federal

U.S. Army Corps of Engineers
U.S. Citizenship and Immigration Services
Bureau of Land Management
Federal Aviation Administration
U.S. Fish & Wildlife Service

State

Cal Fire

California Air Resources Board

California Department of Conservation

California Department of Fish & Wildlife

California Department of Water Resources

California Energy Commission

California Environmental Protection Agency

California State Lands Commission

California Waste Management

Caltrans District 11

Governor's Office of Planning and Research (State Clearinghouse)

Office of Historic Preservation

County

County of San Diego Department of Agriculture

County of San Diego Department of Environmental Health

County of San Diego Air Pollution Control District

County of San Diego Department of Parks & Recreation

County of San Diego Department of Planning & Development Services

County of San Diego Department of Public Works

County of San Diego - Clerks Office

Regional Water Quality Control Board - San Diego Region 9

San Diego County Water Authority

Local Agencies

Chula Vista Elementary School District

City of Imperial Beach

City of San Diego Development Services Department

City of San Diego Environmental Services Department

City of San Diego Metropolitan Wastewater Department

City of San Diego Parks & Recreation Department

City of San Diego Public Utilities Department

City of San Diego Real Estate Assets

City of San Diego Transportation Engineering

City of San Diego Water Department

City of National City Planning Department

Local Agency Formation Commission

Metropolitan Transit Development Board

Otay Water District

San Diego Association of Governments

San Diego Housing Commission

San Diego Unified Port District

Sweetwater Authority

Sweetwater Union High School District

Other

Adams Broadwell Joseph & Cardozo

Baldwin and Sons

Brown Field Operations Office

California Native Plant Society

Chula Vista Star-News

Chula Vista Coordinating Council

Crossroads II

Endangered Habitats League

Environmental Health Coalition

Helix

McMillin Companies

Mr. Thomas Davis

Natural History Museum

Norton, Moore & Adams

Otay Mesa Planning Committee

Otay Mesa Chamber of Commerce

Otay Ranch LLC/JPB Development LLC

Otay Valley Quarry LLC

Pacific Bell

Property Owners/Residences within 500' of project site

PSB

PSBS

San Diego Audubon Society

San Diego County Archaeological Society

Sierra Club

Southbay Expressway

Southbay Irrigation District

Sweetwater Valley Civic Association

Sweetwater Community Planning Group

Sempra Energy

Southwestern College

The EastLake Company

Theresa Acerro

Valley de Oro Community Planning Group



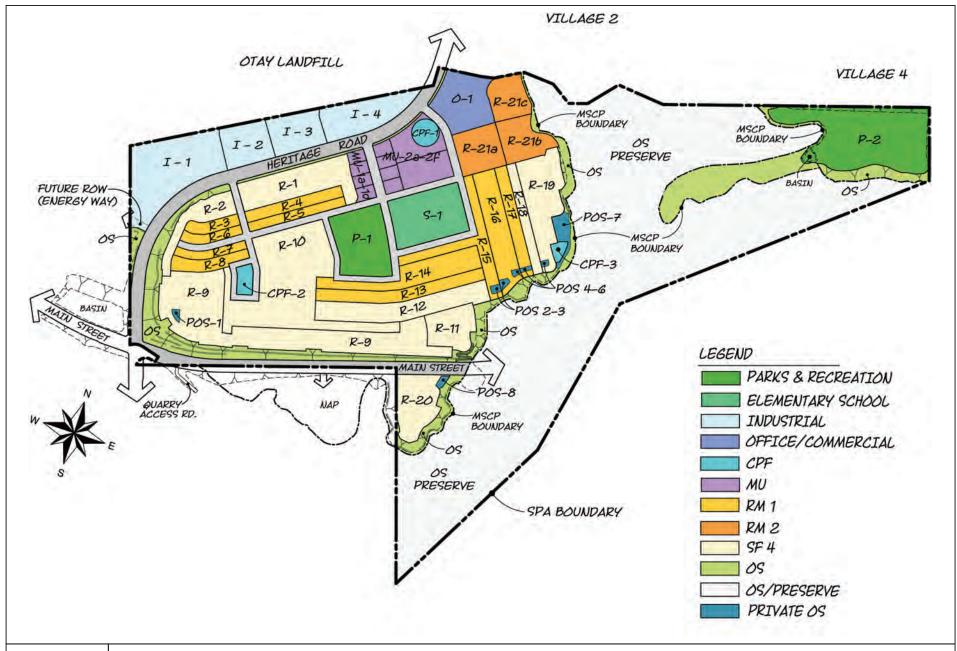


AERIAL SOURCE: BING MAPPING SERVICE; SCHOOLS: SANGIS

Vicinity Map

7000

UNIVERSITY VILLAGES PROJECT - NOP



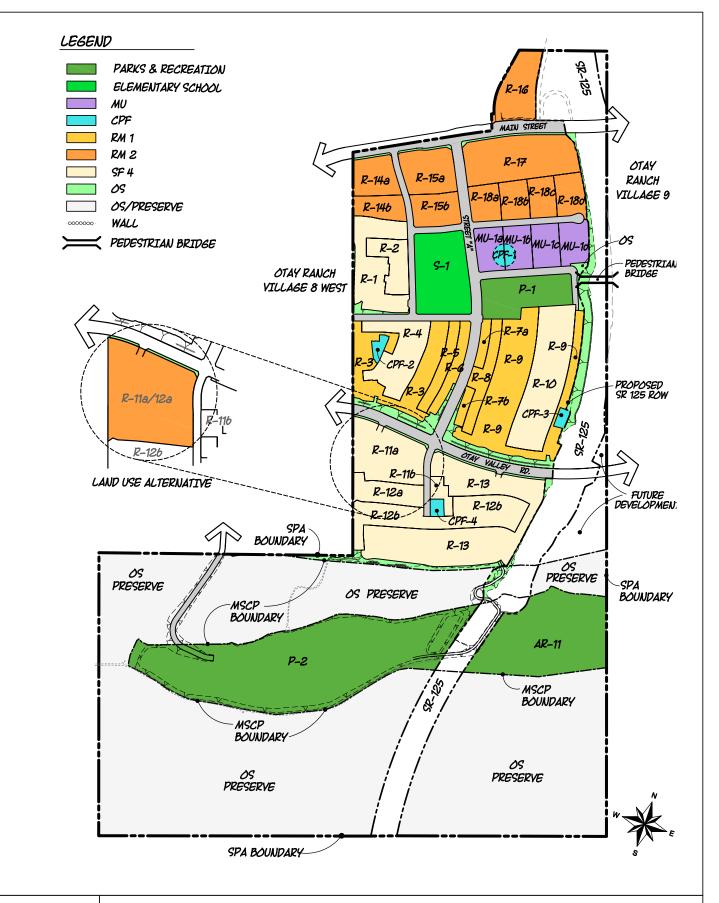
SOURCE: Hunsaker & Associates, July 2013

FIGURE 3a

Village 3 North and a Portion of Village 4 Land Use Plan

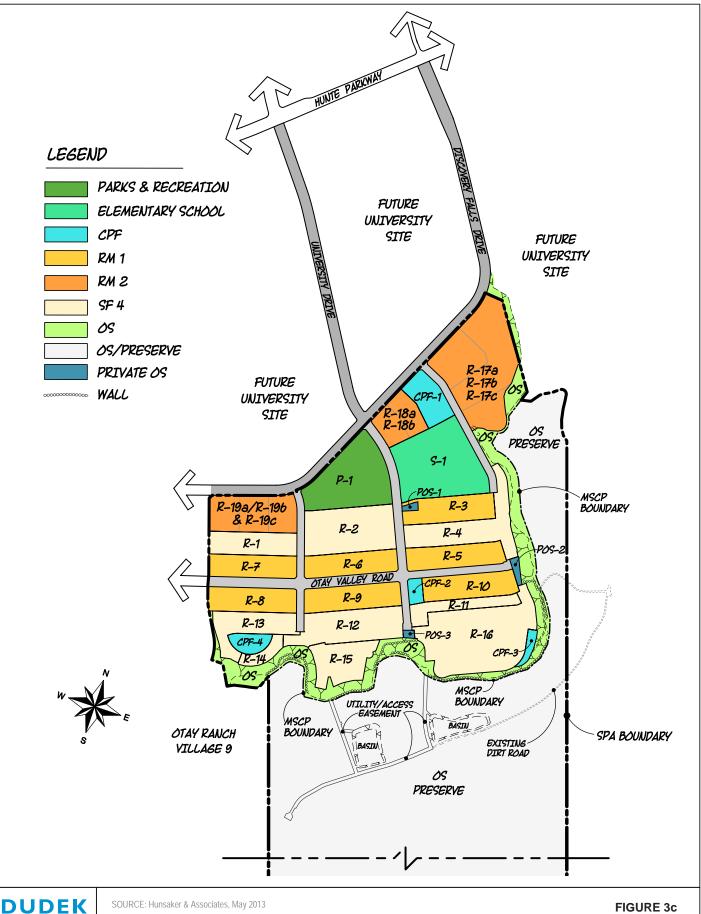
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UNIVERSITY VILLAGES PROJECT - NOP

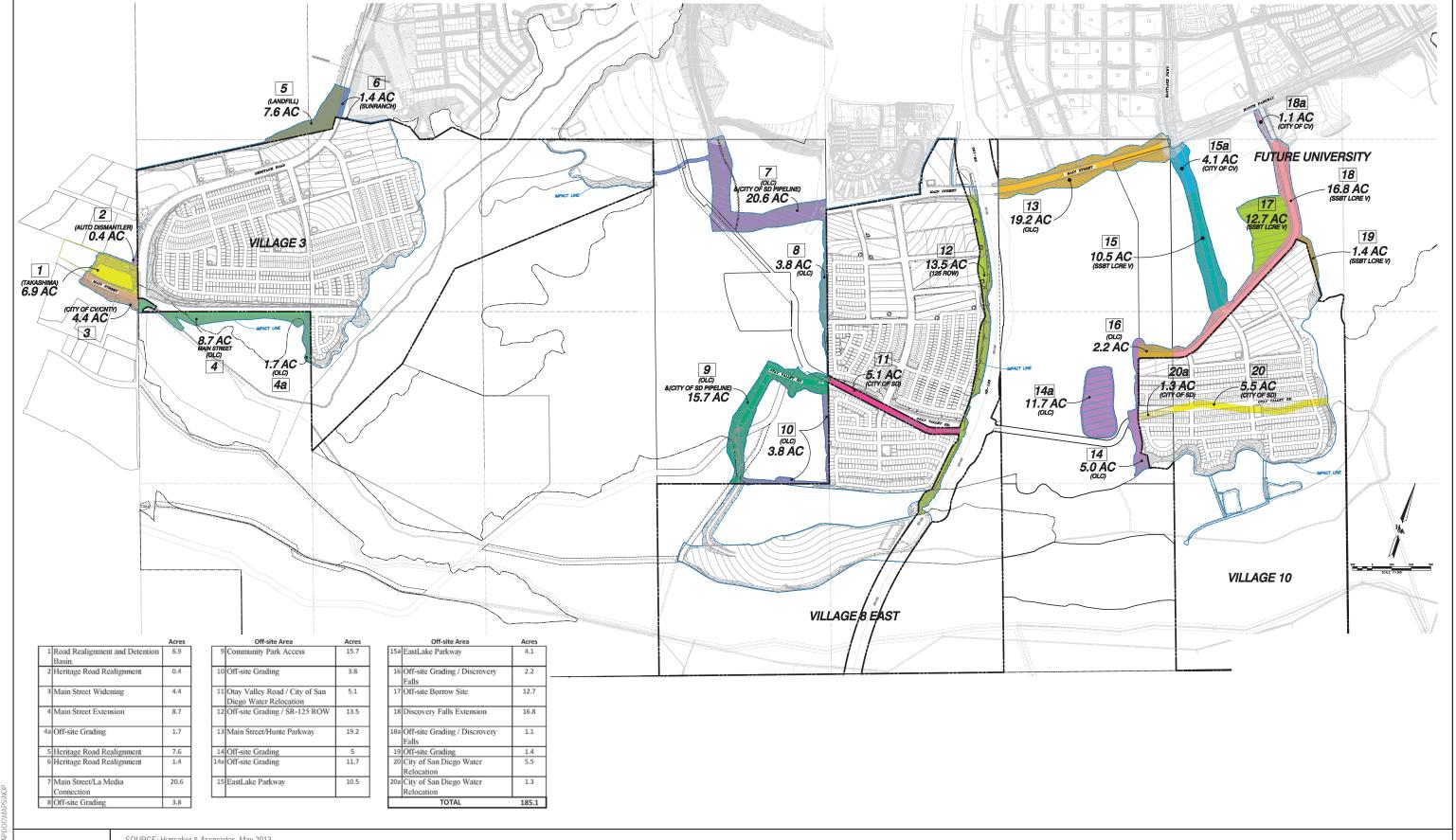


SOURCE: Hunsaker & Associates, April 2013

FIGURE 3b Village 8 East Land Use Plan



Village 10 Land Use Plan



SOURCE: Hunsaker & Associates, May 2013

FIGURE 4 **Off-Site Improvement Areas**



SOURCE: City of Chula Vista 2013

Adopted Chula Vista General Plan Land Uses



SOURCE: City of Chula Vista 2013

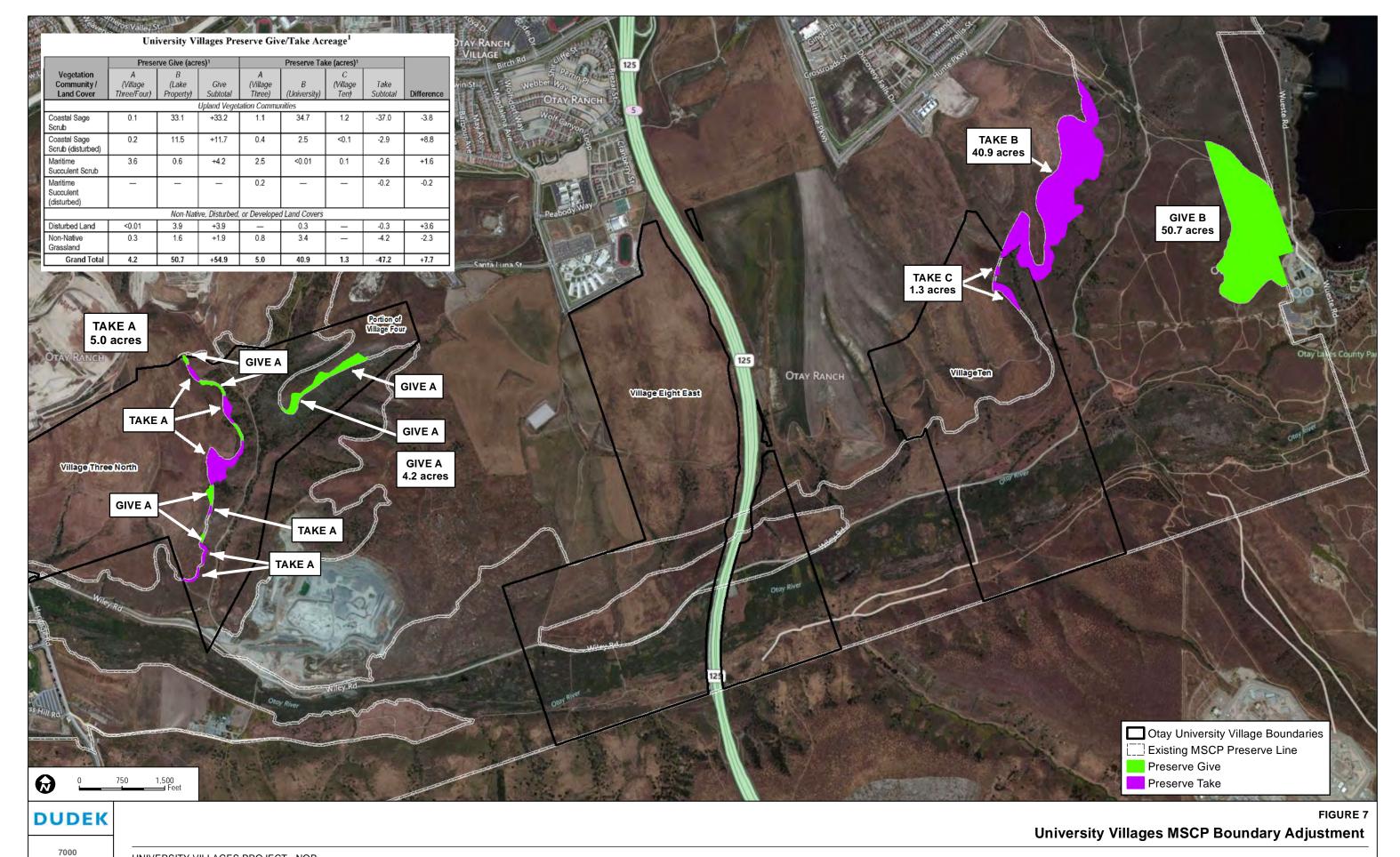
Proposed Chula Vista General Plan Land Uses



Adopted Otay Ranch General Development Plan Land Uses



Proposed Otay Ranch General Development Plan Land Uses



UNIVERSITY VILLAGES PROJECT - NOP